

20180103000001840
01/03/2018 11:03:08 AM
DEEDS 1/3

Send tax notice to:
LAWRENCE S. DROSKI
306 MORNING SUN DRIVE - UNIT 306
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2017751

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thousand Five Hundred and 00/100 Dollars (\$100,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JOHN C. PASCALE SR. and ROSE PASCALE, HUSBAND and WIFE **whose mailing address is:** 559 Warren Ave Springlake Heights NJ 07762 (hereinafter referred to as "Grantors") by LAWRENCE S. DROSKI and JANIS L. DROSKI **whose property address is:** 306 MORNING SUN DRIVE - UNIT 306, BIRMINGHAM, AL, 35242 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 306, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the by-laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D" together with an undivided interest in the Common elements assigned to said unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a condominium.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey In Horizon, A Condominium recorded in Map Book 28, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.
4. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.
5. Articles of incorporation of Horizon Condominium Association, Inc., as recorded in Instrument #2001-40923.
6. Right-of-way to Alabama Power Company recorded in Real Book 2, Page 792, and in Real Book 2, Page 797.
7. Terms and provisions of quitclaim deed with reservation of rights between Daniel U.S. Properties Limited Partnership Ltd. II and Daniel properties XV Limited Partnership recorded in Instrument #1994-03407.
8. Covenants, Conditions, Restrictions, Reservations, Easements, Liens for Assessments, Options, Powers of Attorney and Limitations on title created by the "Condominium Ownership Act, Chapter 8, Section 8, Section 35-8-1 et seq Code of Alabama, 1975", or set forth in the Declaration of Condominium of Horizon, a Condominium, dated 9-19-2001, and recorded in Instrument #2001-40927, in the Probate Office of Shelby County, Alabama. In the By-Laws of The Horizon Condominium Association, Inc., as shown in Exhibit "D", and in the Articles of Incorporation of The Horizon Condominium Association, Inc. recorded in Instrument # 2001-40923, in said Probate Office.
9. Storm sewer and drainage easement between Daniel U.S. Properties, Ltd., and Daniel Properties XV, recorded in Real Record 86, Page 349, in the Probate Office of Shelby County, Alabama.
10. Sewer Line Easement and Connection Agreement between Daniel U.S. Properties, Ltd., and Daniel Properties SV, recorded in Real Record 43, Page 611, and modified by that certain First Modification to Sewer Lines Easement and connection Agreement recorded in Real Record 86, Page 355, and further modified by that certain quit claim deed with reservation of rights dated 1-31-1994, and recorded in Instrument # 1994-03407, in said Probate Office.
11. Terms and Conditions as set forth in that Agreement dated 6/23/2011, by and between Horizon Condominium Association, Inc., and SWWC Utilities, Inc. as recorded in Instrument #20110623000183770, in said Probate Office.
12. Terms and Conditions as set forth in the Ratification of Agreement executed by Janis J. Corley as recorded in Instrument #20120514000171540, in said Probate Office.

\$80,400.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

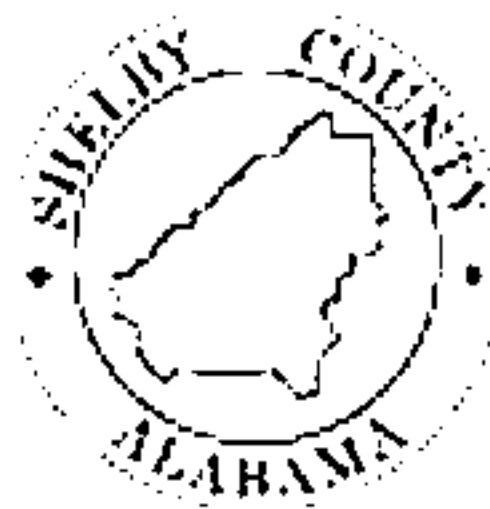
IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 29th day of December, 2017.

John C. Pascale Sr.

JOHN C. PASCALE SR.

Rose Pascale

ROSE PASCALE



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/03/2018 11:03:08 AM
\$41.50 CHERRY
20180103000001840

James W. Fuhrmeister

STATE OF NJ
COUNTY OF Monmouth

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN C. PASCALE SR. and ROSE PASCALE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 th day of December, 2017.



Stefanie Maffei

Notary Public
Print Name: Stefanie Maffei
Commission Expires: 1/10/21